

# **CITY OF ADELANTO**

# **General Plan**



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# **CITY OF ADELANTO**

# **General Plan**



**1985**





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CITY OF ADELANTO

GENERAL PLAN

May, 1985

Prepared for:

CITY COUNCIL OF CITY OF ADELANTO

by:

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CITY OF ADELANTO

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## TABLE OF CONTENTS

	Page
I. Introduction.....	1-1
II. Physical and Environmental Setting.....	2-1
A. Land Use.....	2-1
B. Zoning.....	2-3
C. Population.....	2-7
D. Soils.....	2-7
E. Geology.....	2-7
F. Hydrology.....	2-11
G. Air Quality.....	2-11
H. Vegetation.....	2-13
I. Wildlife.....	2-13
J. Energy.....	2-13
K. Cultural Heritage.....	2-13
L. Ambient Noise.....	2-14
M. Transportation.....	2-16
N. Public Services.....	2-16
O. Water Quality.....	2-20
III. Goals for the General Plan.....	3-1
A. General .....	3-1
B. Land Use.....	3-1
C. Circulation.....	3-1
D. Housing.....	3-1
E. Conservation and Open Space.....	3-2
F. Noise.....	3-2
G. Safety .....	3-2
H. Public Services and Facilities.....	3-2
I. Recreation.....	3-2
IV. Policies and Programs of the General Plan.....	4-1
A. Land Use.....	4-1
B. Circulation.....	4-5
C. Open Space and Conservation.....	4-7
D. Noise.....	4-9
E. Safety.....	4-11
F. Public Services and Facilities.....	4-14
V. Environmental Impact Report.....	5-1
VI. Summary.....	6-1



## TABLES

		Page
1	Existing Land Use .....	2-1
2	Existing Zoning by Acreage Compared with 1973 .....	2-5
3	Apparent Zoning Inconsistencies .....	2-6
4	Population Trends .....	2-8
5	Drainage Area Compilation .....	4-3
6	Adelanto General Plan Land Use Categories.....	4-5





## FIGURES

	Page
1 City of Adelanto and Sphere of Influence Area.....	1-4
2 Existing Land Use.....	2-2
3 Existing Zoning.....	2-4
4 Soil Characteristics.....	2-9
5 Geologic Conditions.....	2-10
6 Drainage Area.....	2-12
7 Noise Contours.....	2-15
8 Existing and Proposed Water Facilities.. ..	2-17
9 Existing and Proposed Sewer Facilities.....	2-19
10 Land Use Element.....Map Pocket	
11 Circulation Element .....	4-17
12 Open Space and Conservation Elements.....	4-18
13 Noise Element.....	4-19
14 Safety Element.....	4-20





CHAPTER I  
INTRODUCTION



## CHAPTER I

### INTRODUCTION

#### A. PURPOSE

Since 1929, cities and counties throughout the State of California have been required to prepare comprehensive general plans governing long-range land planning within their respective jurisdictions. In 1973 the City of Adelanto adopted the first general plan for that jurisdiction. The 1973 General Plan for the City of Adelanto was prepared in accordance with the State of California "General Plan Guidelines" in effect at that time. Since 1973, the State Guidelines have been revised, first in 1980 and again in 1982. These revisions have addressed new state legislation which has altered the scope and content of local general plans.

Since its incorporation in 1972, the City of Adelanto has experienced significant growth through urban development and increased area through annexations. Because of the changes in land development and State law, the Adelanto City Council determined the need for a major review of the current general plan and appropriate revisions to more accurately reflect the current development and anticipated growth patterns experienced by the city.

The revision of the general plan has been prepared in accordance with the requirements established under Sections 65300 et. seq. of the Government Code of the State of California as presented in the State of California "General Plan Guidelines," 1982 revision as amended by Chapter 1009, Statute of 1984. The Government Code requires that seven mandatory elements be included in a city or county general plan. These include the following:

- land use
- circulation
- housing
- open space
- conservation
- noise
- safety

In addition, discretionary elements which deal with subjects which, in the opinion of the jurisdiction, relate to the physical development of the community may be included. These elements may related to recreation, public services, historic preservation or any other development-oriented subject.

This plan provides for a 20 year horizon. Review by the City every 5 years will assist to keeping programs current.

In July 1984, the City of Adelanto prepared a Draft Housing Element of the General Plan. The Housing Element was prepared in accordance with Government Code Section 65302 (c) and the State of California "General Plan Guidelines". The document has been reviewed by the City of Adelanto





Planning Commission and the State of California, Office of Planning and Research. Since this document has been previously prepared and reviewed, its' contents will be incorporated into this text by reference. A copy of the Housing Element is included in the Appendix of the General Plan and will be adopted as part of the General Plan text.

It must be recognized that the general plan is a "working" document to be used to direct land development decisions within a community. The general plan serves as a base document for implementation programs including zoning ordinances and other development permit processes. In addition, the general plan provides guidelines for the preservation and conservation of open space and resources, as well as protection of life and property from man-made and natural hazards. It is a document to guide the City's Planning Commission and City Council in their land use review processes and decisions at a level determined appropriate by the City's governing body.

Land Use categories of this plan provide for the needs of a 20 year horizon when a population of 21,660 persons is anticipated.

#### B. LOCATION

The City of Adelanto is located in the Mojave Desert, commonly referred to as the High Desert area. The City is thirty-six miles north of the City of San Bernardino on the western side of Victor Valley. George Air Force Base lies immediately east of the City of Adelanto. Other desert cities in the vicinity are City of Victorville, eight miles to the east and City of Barstow, thirty-seven miles north easterly.

U.S. 395 bisects the city in a northerly direction providing ready access to an important highway link for central and southern California. Highway distance time is thus estimated at two hours to Los Angeles and less than three hours to Bakersfield.

#### C. STUDY AREA

The study area for the General Plan is proposed for the City of Adelanto as presently incorporated, and Sphere of Influence as adopted by the Local Agency Formation Commission of the County of San Bernardino. (See Figure 1) Approximately 76- $\frac{1}{2}$  square miles is included in the City and its accompanying Sphere of Influence. The legal description of the area is as follows:

Section 31-36 inclusive Township 7 North, Range 5 West  
Section 34, 35, 36, Township 7 North, Range 6 West  
Section 1 through 12, West half of Section 15  
Section 16 through 21, South half of Section 27  
Section 28 through 34, West half of 35, all in Township 6 North,  
Range 5 West.  
Sections 1 through 3, 10 through 15, 22 through 27 and 34 through 36,  
Township 6 North, Range 6 West.  
Sections 2 through 9, 16 through 18 and the North half of Section 19,





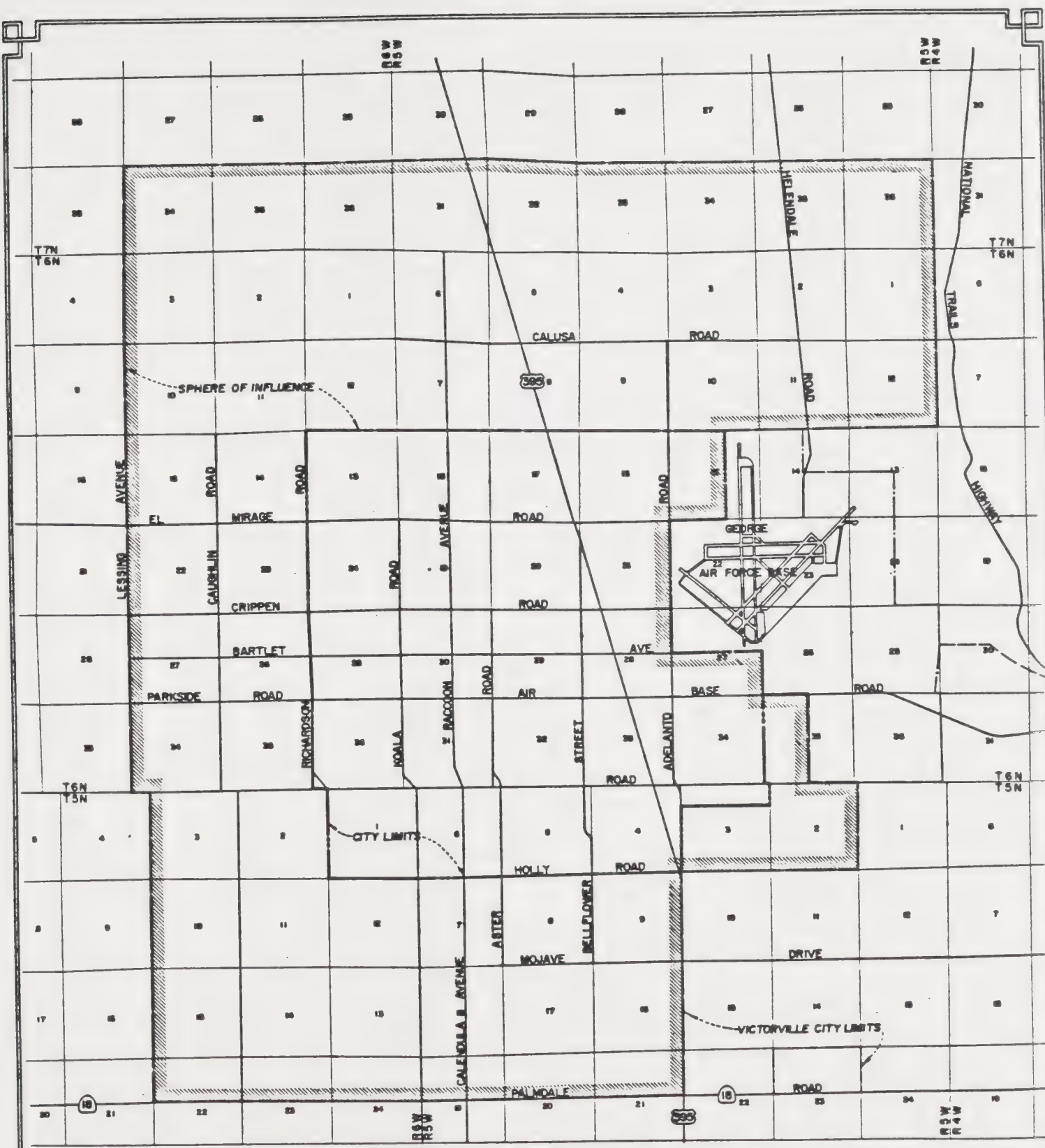
20, and 21 all in Township 5 North, Range 6 West.  
Sections 1 through 3, 10 through 15 and the North half of Section 22,  
23, and 24 of Township 5 North, Range 6 West.

#### D. GENERAL PLAN ADMINISTRATION

Land planning at the city and county level is an ever changing process. Primary responsibility for the adoption and regulation of the City of Adelanto General Plan lies with the City Council, who, under State law, must approve all revisions and amendments to the City's General Plan. These revisions and amendments are first to be reviewed by the City Planning Commission which will make formal recommendations to the City Council. All General Plan revisions and amendments are subject to review under the provisions of the California Environmental Quality Act (CEQA) and are open to advertised public hearings.

Under California planning law, the City General Plan may be amended no more than three times each year. The City may initiate an amendment to the General Plan text or any of the advisory maps. In addition, individuals may submit amendment requests to the city for evaluation and inclusion into one of the three available general plan amendment cycles. Regardless of the amendment procedure, the City should evaluate the entire general plan at least once every five years and make appropriate revisions to assure that the plan addresses the changing needs of the community and satisfies current state planning legislation.





# **CITY OF ADELANTO** and sphere of influence area

**FIGURE 1**

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**City of Adelanto**  
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Scale	1"=4000'	File No.	3-04-B-01
Date	OCTOBER 1984	Sheet	1 of 1
Drawn By	S.C.D.	Map File No.	
Engineered By	R.E.T.		





CHAPTER II  
PHYSICAL AND ENVIRONMENTAL SETTING



## II. PHYSICAL AND ENVIRONMENTAL SETTING

### A. LAND USE

Figure 2 identifies the existing uses of the land within the General Plan area. The majority of the uses are in the core area of the City centralized in the vicinity of U.S. Highway 395 and Bartlett Avenue. Outlying areas are very sparsely developed or presently used because of Desert Living Zoning or the lack of available water.

A compilation of existing land uses by acreage is shown in Table 1. Residential development and land use has increased significantly during the period of time since the adoption of the initial General Plan in 1973. However, percentage of uses versus the entire General Plan area indicates that the majority of the City and its adopted sphere is yet in vacant land.

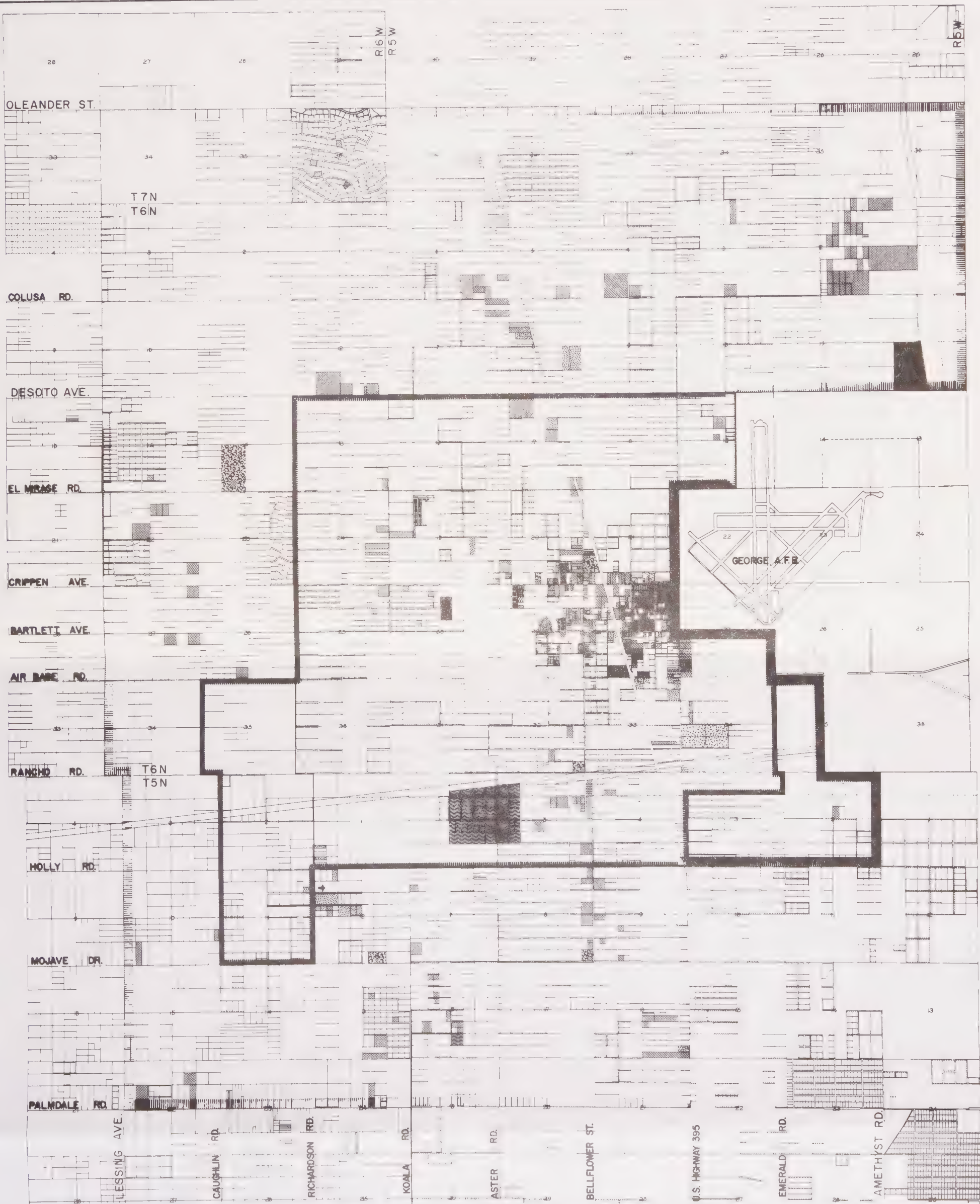
Table 1

#### Existing Land Use

	Acres in Use 1984
Single family residential	1,235
Multiple family residential	249
Commercial	338
Industrial	80
Agriculture	179
Public/Quasi-Public	<u>472</u>
Total General Plan Area	2,533 Acres, (17.9%)
14,280 Acres	



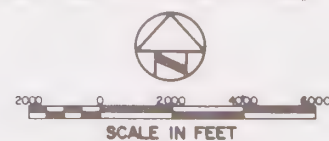




# **CITY OF ADELANTO GENERAL PLAN**

EXISTING LAND USE  
AS OF JUNE 1984

- SINGLE FAMILY RESIDENTIAL
- MULTI-FAMILY RESIDENTIAL
- PUBLIC
- COMMERCIAL
- INDUSTRIAL
- AGRICULTURE





## B. ZONING

Existing zoning is shown in Figure 3. The concentration of multiple residential, commercial and industrial zones are generally centered in the area of U.S. Highway 395 and the area southerly of George Air Force Base. Outlying areas are identified as large acreage Parcels for low concentration residential uses. Table 2 identifies the existing zoning within the City of Adelanto by acreage as compared with the zoning that was adopted at the time of the initial General Plan in 1973. As can be seen, commercially zoned land has increased considerably over the land use zoning in the 1973 Plan.

Present state law requires consistency of zoning with the General Plan. Table 3 identifies apparent inconsistencies with the present zoning on the land to the General Plan designation in effect. These inconsistencies resulted from either a misinterpretation of the General Plan in past actions or to a non-review of the General Plan in the decision-making process.





Table 2  
EXISTING ZONING WITHIN  
CITY LIMITS

IDENTIFICATION DESIGNATION	ZONING USE	ACRES	
		1973	1984
DL-9	Desert Living (S.F. 9 acre min.)	2,490	0
DL-4	Desert Living (S.F. 4 acre min.)	4,055	2,310
DL-2	Desert Living (S.F. 2 acre min.)	1,255	4,260
DL-2/TC	Desert Living (S.F. 2 acre min. Transition to Commercial)	0	840
DLT/MI	Desert Living (Transitional to Industrial)	0	20
DL-1	Desert Living 1 (S.F. 1 acre min.)	800	1,220
DL-1/TC	Desert Living (S.F. 1 acre min. Transition to Commercial)	0	200
M-1	Light Manufacturing	1,385	0
M-2	General Manufacturing	830	0
M/I	Manufacturing/Industrial	0	1,345
OS	Open Space	585	655
C	Commercial	0	890
C-1	Neighborhood Commercial	45	0
C-2	General Commercial	700	0
R-1/TC	Single Family Residential (7,200 sq. ft. lots, Transition to Commercial)	0	120
R-1-.5	Single Family Residential (0.5 acre min.)	0	640
R-1	Single Family Residential (7,200 sq. ft. lots)	1,425	755
MHS	Mobilehome Subdivision	0	70
R-2	Residential--low-medium density	390	0
R-3	Residential (Multiple Family)	320	655
R3/TC	Multiple Residential (Transition to Commercial)	<u>0</u>	<u>200</u>
		14,280	14,280





Table 3  
APPARENT  
ZONING INCONSISTENCIES  
WITH PRESENT GENERAL PLAN

<u>Section</u>	<u>1973 General Plan Description</u>	<u>Present Zoning</u>
19, T6N-R5W	DL (½ acre parcels)	R-1, R-3, C-1, MHS, DL I&2 TC(3)
29, T6N-R5W	Res. - (5/acre)	R-3
30, T6N-R5W	DL (¼ acre/parcel)	R-1, R-3, C
32, T6N-R5W	DL (½ & 2-4 acre parcel)	C, R-3
33, T6N-R5W	Light Manufacture	C, DL-2-TC, DL2
4, T5N-R5W	Light Manufacture	DL-2-TC

Designations:

DL -- Desert Living  
R-1 -- Residential 1 unit/parcel  
R-3 -- Apartment units  
C -- Commercial  
C-1 -- Light commercial  
DL-1 -- Desert Living 1 unit per acre  
DL-2 -- Desert Living 1 unit per 2 acres  
DL-2-TC -- Desert Living 1 unit per 2 acres - Transition to Commercial  
MHS -- Mobile Home Subdivision



### C. POPULATION

Since the incorporation of the City of Adelanto, population has increased 60 percent. This increase has accelerated in the last two or three years with a majority of the total population entering the community in recent years. Table 4 identifies the population growth trends of the community and its' environs from the incorporation of the City to date.

### D. SOILS

The Adelanto community is characterized by soils typical of the upper Mojave desert area. The soils are a combination of sands and silts. Caliche is also present in the upper few feet of the soil in scattered locations due to the presence of limestone deposits and strata in the upper drainage area.

The caliche occurs as caliche lenses in areas resulting where storm waters accumulated and did not drain.

The northeastern portion of the planning area exhibits different soil types due to its proximity to the river bottom of the Mojave River. Areas lying along rivers of the Mojave Desert are used frequently for agriculture because of availability of water and favorable soil characteristics, whereas the upper areas of the Adelanto area contain soils which are limited for agricultural use because of low nutritional soil conditions.

The soils in Adelanto have characteristics of favorable percolation.

Figure 4 identifies the soil characteristic of the entire area under review.

### E. GEOLOGY

The upper Mojave Desert area is located in proximity to major faults traversing the Southern California area. The faults are relatively distant from the Adelanto community. The closest major fault is the San Andreas fault, which is located approximately 15 miles southwest of the study area. Other faults are located to the northeast and north, the closest being the Helendale fault which lies approximately 8 miles to the northeast of the planning area. Reports of geology in the area indicate that the Adelanto community may expect potential structural damage with major earthquake activity of the Southern California area. Figure 5 identifies the location of major faults that are in the high desert, that may impact the Adelanto General Plan Area.





Table 4  
POPULATION TRENDS  
CITY OF ADELANTO

	Incorporation in 1972	1980*	1981	1982**	1983**	1984**
Population	2,240 (est)	2,164	----	2,530	2,763	3,227
% Annual Growth		----	+8.5%/yr	--	+9.2%	16.8%

\*U.S. Census, 1980

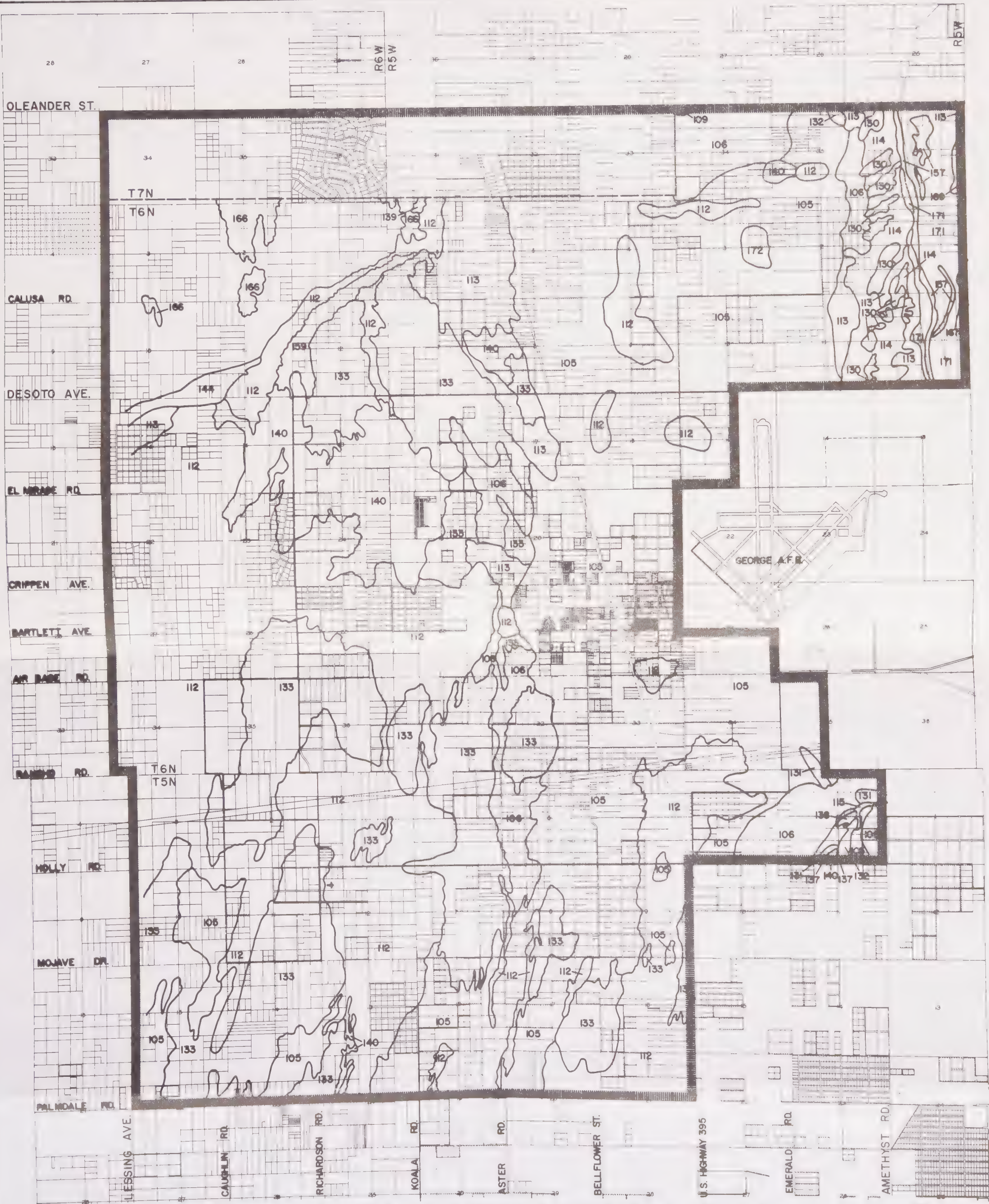
\*\*Dept. of Finance, State of Calif.











# CITY OF ADELANTO GENERAL PLAN SOIL CHARACTERISTICS





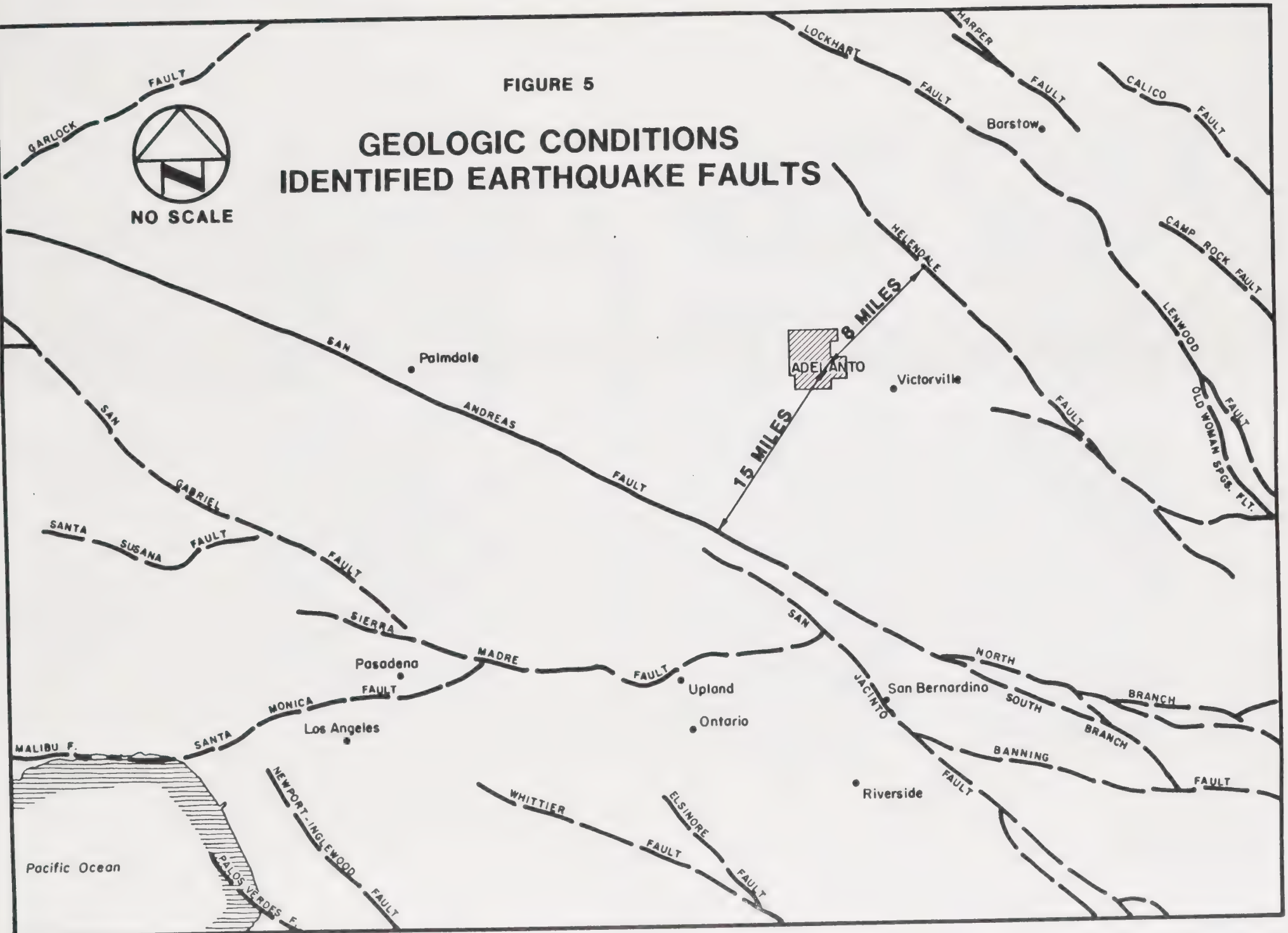


FIGURE 5

# GEOLOGIC CONDITIONS IDENTIFIED EARTHQUAKE FAULTS



NO SCALE





## F. HYDROLOGY

Except for the Shadow Mountains rising approximately 300 feet above the general terrain in the northwest portion of the study area, the remaining majority of the Adelanto planning area is relatively uniform. The elevation of the southwest portion of the study area is approximately 3,275 feet. Elevations at the northern end of the study area in the vicinity of the Freemont wash are in the range of 2670 feet or a difference of 605 feet over an approximate 11 mile distance. Thus, the average slope is 1.04 percent. The southwesterly area is approximately 2 percent and becoming relatively flat with percentages of less than 1 percent in the central to north portion of the community.

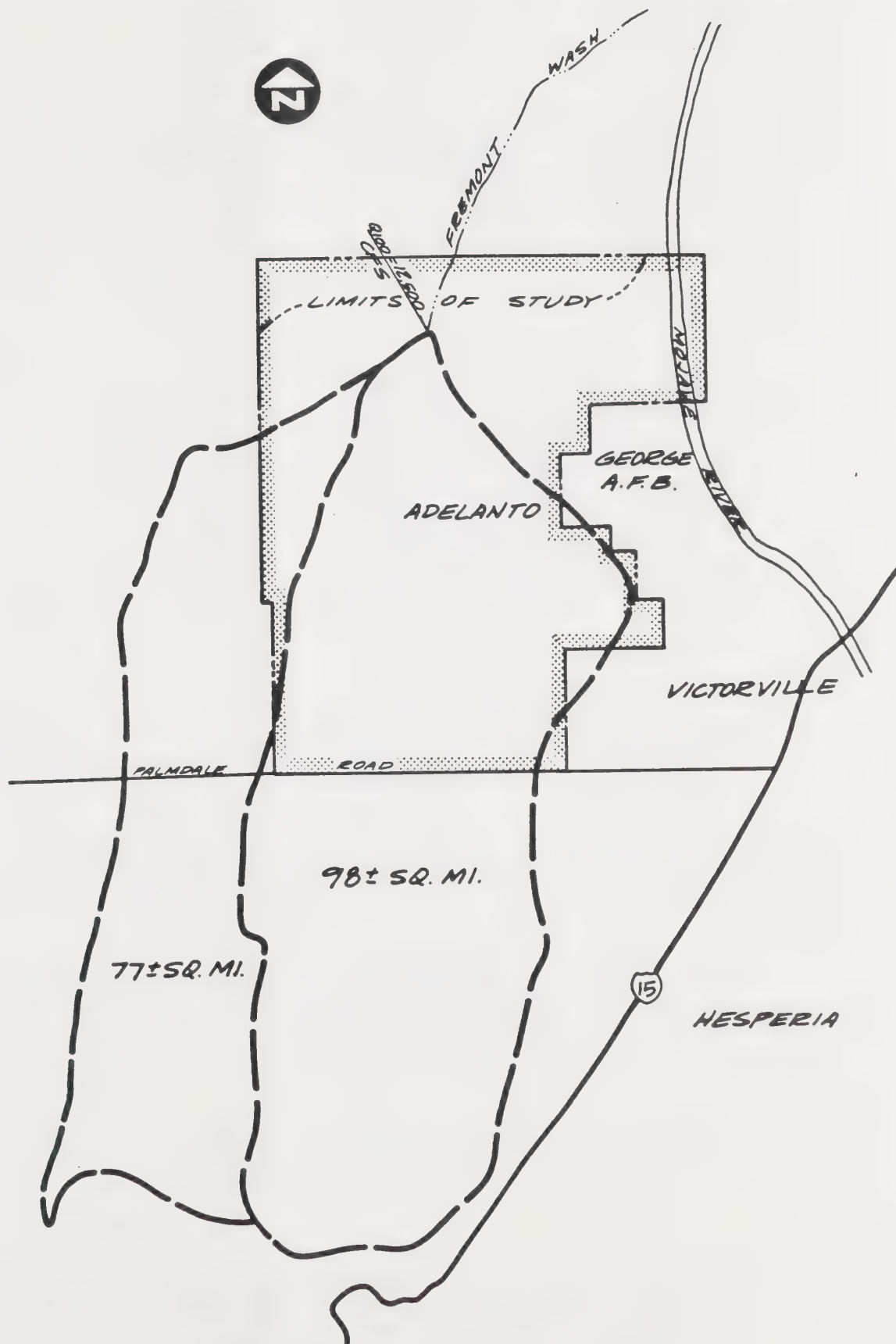
As is typical with desert areas, this gently sloping gradient acts as an alluvial fan and creates numerous drainage courses plus a situation of sheet overflow over the entire area when thunderstorms occur. The contributory drainage area comes from the San Gabriel Mountains to the southwest and comprises approximately 175 square miles in total area at the south line of the Adelanto community. This area added to the approximately 76 square miles within the community creates a total of over 300 square miles of drainage outletting the plan area in the vicinity of Freemont wash. During periods of thunderstorm activity, as is normal in the upper Mojave desert area, damage can result to land and structures in lower lying areas of the community that causes obstructions to storm water flow.

Figure 6 identifies the drainage area contributing to the Adelanto area together with the anticipated flow of 100 year peak storms.

## G. AIR QUALITY

The High Desert areas of San Bernardino County are experiencing increased air-quality problems. This is due in part to the normal population activities within the area which generate increased dust particulates as well as the dust generated from the cement plants in the Victorville and Oro Grande area. There is also evidence that air pollution from the San Gabriel and San Bernardino Valley areas comes through the Cajon pass and over the mountain ranges into the desert area. San Bernardino County has recently established an Air Quality Management District for the Desert Area which is monitoring the impacts of fugitive dust and other particulates on the High Desert Area. As population developments increase in the desert area, it can be assumed that air quality will be further affected.





**Adelanto General Plan  
DRAINAGE AREA**





#### H. VEGETATION

Areas within this study area have vegetation typical of the upper desert. These include the creosote bush scrub plant community with species of creosote bush, burrow bush, cheese bush and cotton thorn. There is also a significant density of Joshua trees in certain areas of the Adelanto community. In addition are perennial species of flowering plants which provide colorful, springtime beauty to the area.

#### I. WILDLIFE

The desert area is characterized by a variety of wild life species. Of interest in this particular area is the desert tortoise and the Mojave ground squirrel. These two species are evident in the general area and are considered environmentally sensitive. The Bureau of Land Management California Desert conservation area map of sensitive, rare, threatened and endangered fish and wild life also identifies the possibility of the Golden Eagle in the extreme northeast portion of the study area. A variety of other reptiles and mammals native to this region can also be found within the study area.

#### J. ENERGY

Adelanto, as do most communities of the high desert area, experiences relatively high summertime temperatures. Wintertime temperatures can be relatively low especially during the night. These seasonal characteristics require the high use of energy for both the summer and winter seasons.

With the growth of George Air Force Base during the World War II era and its continued use and expansion, the community of Adelanto was used to house military personnel off Base.

Recent residential, commercial and industrial developments, however, have been constructed to current building code standards and requirements which provide measures for energy efficiency. The continued development of the community to current Building Code standards should impose energy efficiency of the housing market.

The analysis of design for the general plan must include criteria for the conservation of energy from a construction standpoint as well as transportation and other uses.

#### K. CULTURAL HERITAGE

The California desert has been home for many early Indian tribes in past years. The areas of Adelanto away from the immediate Mojave River area have been utilized in the migrations and hunting by early Indian populations. A specific investigation has not been made at this time., however, research on the cultural aspects of this area will be accomplished to ascertain



any known archeological areas that should be preserved. A recent investigation for a construction project has referred to this area as a hunting area and no known habitat areas.

#### L. AMBIENT NOISE

The majority of the area encompassed by this general plan can be considered rural in nature with very little normal ambient noise levels. The only area of the plan that can be considered as urbanizing is the core area in the vicinity of U.S. Highway 395 and Bartlett Avenue.

However, noise from two sources contribute to greater noise than would be expected in normal rural areas. The first is the presence of U.S. Highway 395 passing through the center of the community. This highway is used by volumes of traffic that generate noises over and above that which would be considered for an area rural in nature. Also George Air Force Base is located immediately east of the core area of the city. Flights from George Air Force Base do impact portions of the city with Day - Night Average sound level (Ldn) of 65, 70 and above range.

George Air Force Base has updated the earlier Air Installation Compatible Use Zone (AICUZ) studies made in 1979 and 1983 which identify noise levels and hazard areas in proximity to the base. Also in 1979, the City of Adelanto contracted with the firm of Hilliard and Bricken for a report entitled "Environmental Noise in the City of Adelanto". These reports together with the recent environmental document prepared in conjunction with the proposed state prison in the southwest portion of the planning area offer considerable information relative to the present noise levels within the City and its environs. Figure 7 shows the noise level limits of these two above mentioned reports.











## M. TRANSPORTATION

The community of Adelanto is bisected by U.S. Highway 395 one of the primary highways from the Southern California Area to areas lying on the east side of the Sierra Nevada Mountains. This highway provides the main traffic link to the community from areas both north and south. Interstate 15 is located approximately 5 miles east of the study area and provides transportation routes from the Los Angeles basin and from the northeast and eastern portions of the U.S. via Interstate 15 and Interstate 40.

The nearest railroad facility other than an unused George Air Force Base rail spur is the Santa Fe Railway and Union Pacific station in the Victorville area, approximately six miles east of the subject planning area. There are no airports of a commercial nature within the planning area. The nearest county airport is in Apple Valley, California, which lies approximately 10 miles east of the area under consideration. George Air Force Base exists as a military airport serving the needs of the military as a training base for fighter pilots.

A private airstrip exists in the south-western portion of the planning area."

## N. PUBLIC SERVICES

### 1. Water

The City of Adelanto presently obtains its water under an agreement where George Air Force Base operates and maintains seven wells on City owned land along the Mojave River approximately three miles east of the City limits. Two additional wells are being drilled by the City of Adelanto so that the City may begin to obtain its water from wells operated under its own jurisdiction. A recent addition to the storage capacity of water for the Adelanto community is the completion of a three million gallon reservoir in the southerly portion of the project area. This reservoir provides adequate storage capacity for the present uses of the city and could provide back up for George Air Force Base.

An estimated 1985 need for water is approximately 1.2 million gallons per day. George Air Force Base in 1980 utilized 2.49 million gallons per day for their own base use.

In conjunction with the siting of the new reservoir at the south end of the project area, additional water distribution lines have been installed to serve the growing population of the Adelanto community. Figure 8 shows the existing water facilities in the area. It also shows the Immediate Master Plan for the water system.





**EXISTING AND FUTURE WATER FACILITIES**

- Existing
- Proposed
- A** Construction Sequence

**FIGURE 8**





## 2. Sewers

The City of Adelanto has recently been connected to the Victor Valley Regional Wastewater Treatment plant located along the Mojave River. This plant has reserved capacity for processing immediate and future sewage needs of the community. Trunk sewer lines have been extended from two interceptor points to various segments of the community of Adelanto (particularly the urbanizing area). These sewer lines when constructed will provide opportunity for the community to extend itself from the core area utilizing the sewage capacity and facilities constructed.

Outlying areas of the community will continue to utilize septic tanks and seepage pits for the sewage disposal. It is not anticipated that developments in the more remote rural areas will cause any adverse effects on the groundwater of the area. Figure 9 shows the location of existing sewer lines in the community as well as Immediate Master Plan for the system.

## 3. Fire Protection

The City of Adelanto is presently served by a volunteer fire department of 15-22 persons with a full-time fire chief. The department has one rescue unit, two pickup trucks, one 3,000 gallon tanker, one 750 gallon pumper and one auxiliary unit. The fire station serving the community is located on the south side of Hardy Avenue between Jonathan Street and Baldwin Street. This location lies generally in the center of the urban core of the community.

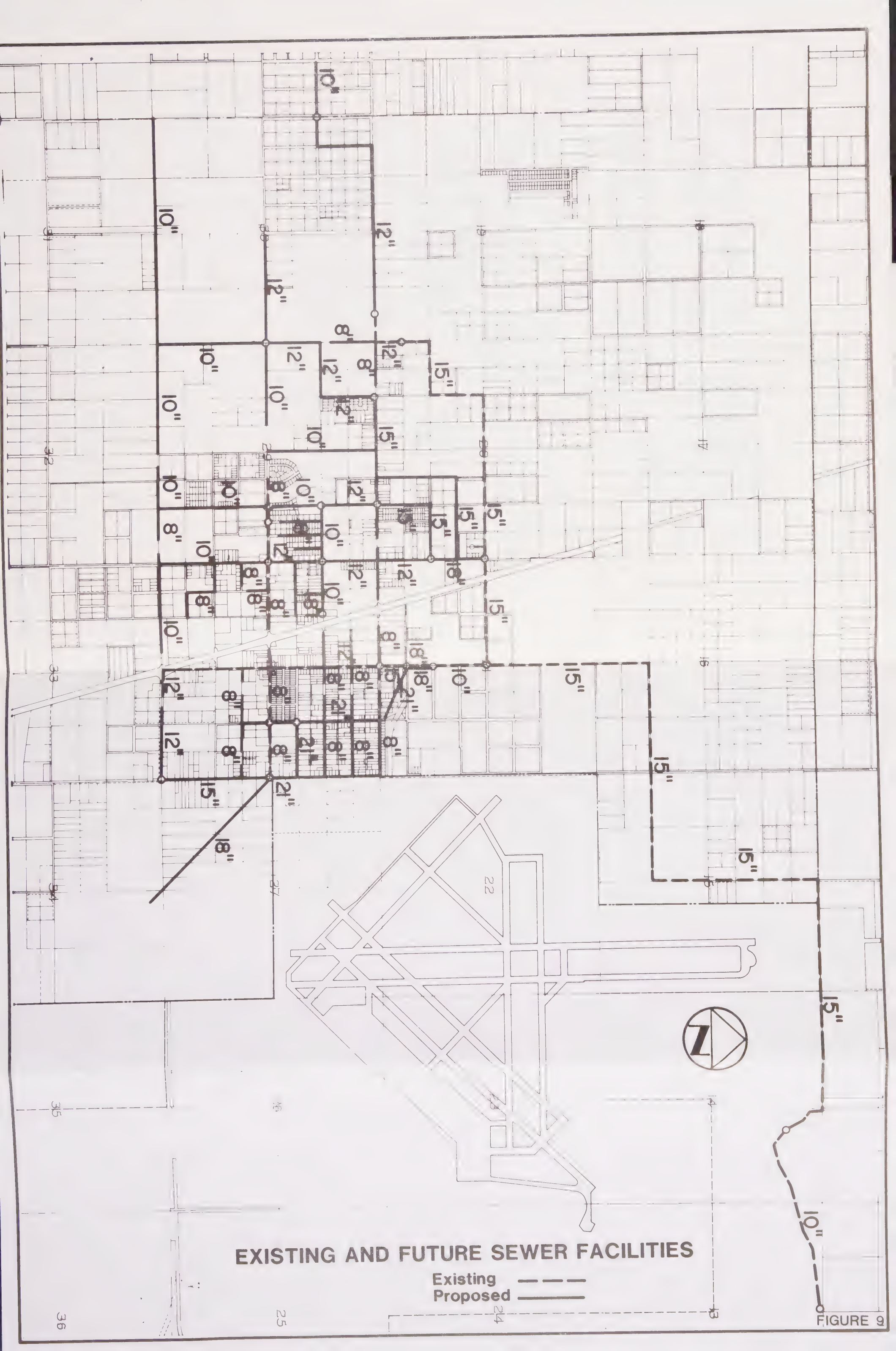
Areas lying outside of the present City limits are served by the State Division of Forestry. The division station is located in the Hesperia area approximately ten miles distance from the City of Adelanto. However, the City does have a reciprocal agreement with the County for assistance on structural fires. George Air Force Base will also respond to needs in either the City or County area in proximity to the base.

## 4. Police Protection

The City of Adelanto has a full-time police force consisting of a chief and five personnel as well as a reserve force of 15 persons. Areas in the general plan located outside of the City limits are served by the San Bernardino County Sheriff's Office. The regional central office for this area is located in Victorville, approximately five miles to the east.







EXISTING AND FUTURE SEWER FACILITIES

Existing  
Proposed

FIGURE 9



## 5. Schools

The Adelanto Elementary School District provides educational opportunities for elementary age students within the majority of the Adelanto area. They also serve George Air Force Base with elementary school facilities on the base. A small segment of the plan area located in the extreme north-east corner of the planning area lies in the Oro Grande Elementary School District.

High School students attend the Intermediate and Victor Valley High Schools under the direction of the Victor Valley Joint Union High School District. The High School is located approximately six miles east of the Adelanto area.

## 0. WATER QUALITY

"The Present policies of the Lahontan Regional Water Quality Control Board state:

"Projects with lot sizes of less than 20,000 square feet are generally required to provide secondary level treatment of domestic wastewater unless the total number of lots for single family dwelling units is less than fifty. Certain smaller projects which have fewer than fifty lots may be allowed on communal septic tank systems, provided the project is designed to connect to a public sewage system when it becomes available. Projects having more than fifty lots and whose lot sizes are less than 20,000 square feet are generally required to provide secondary level wastewater treatment."

The entire drainage area within the Adelanto Plan Area drains into the Mojave River Basin; therefore, provisions need to be made for monitoring of water quality downstream so that increased developments of the Adelanto General Plan Area do not adversely affect domestic water supplies of downstream communities. Effects to the underground water aquifers should be minimized since the City is now connected to the regional sewer plant.



CHAPTER III  
GOALS OF THE GENERAL PLAN







## CHAPTER III

### GOALS OF THE GENERAL PLAN

Once the existing conditions and constraints are identified, a series of long range goals must be prepared. A goal is defined as "an expression of a general, ultimate ideal to be sought, reflecting basic community values and establishing an emphasis for formulating policies and implementation measures". Goals are general statements which cannot be measured in quantifiable terms.

The following goals have been established to guide the City of Adelanto General Plan. They include broad general goals and more specific goals which apply to each recognized element of the general plan.

#### GENERAL

1. Maintain and improve the quality of life in the City of Adelanto.
2. Provide adequate public services and facilities to meet the current and projected needs of the community.
3. Provide the opportunity to develop a variety of economic and employment opportunities.
4. Protect and enhance the quality of the physical environment.
5. Assure realization of goals through the implementation and adoption of appropriate standards and Ordinances.

#### LAND USE

1. Provide for the logical and orderly growth of urban development from the existing urban core.
2. Promote urban land uses in areas where necessary public services, facilities and utilities can be provided.

#### CIRCULATION

1. Develop and maintain a well-balanced circulation and transportation system which will provide for the efficient, economic and safe movement of people and commodities within and through the City of Adelanto.
2. Encourage the development and use of alternative methods of transporting people and goods.

#### HOUSING

1. Provide a wide range of housing opportunities which are safe and sanitary to meet the housing needs of all residents of the City of Adelanto regardless of economic status.



## CONSERVATION AND OPEN SPACE

1. Preserve and manage natural resources within the City of Adelanto.
2. Protect and maintain an open space system which will conserve natural resources, preserve scenic beauty, provide recreational opportunities, and protect the public health safety and general welfare.

## NOISE

1. Promote the development of land uses which are compatible with local noise levels.
2. Promote the development of noise tolerant land uses in areas of high noise levels.

## SAFETY

1. Provide necessary facilities and services (e.g. fire, police, disaster preparedness, flood control) to protect life and property from natural and manmade disasters.
2. Ensure a safe environment for all residents and visitors to the City of Adelanto.
3. Regulate development in areas exhibiting significant seismic and geologic constraints to reduce risks to life and property resulting from seismic and other geologic activity.
4. Encourage low people density uses in aircraft accident potential zones.

## PUBLIC SERVICES AND FACILITIES

1. Provide a full range of public services and facilities to meet the present and future needs of the City of Adelanto.

## RECREATION

1. Promote the development of a wide range of recreation facilities to serve the needs of the community.



## CHAPTER IV

### POLICIES AND PROGRAMS OF THE GENERAL PLAN





## CHAPTER IV

### POLICIES AND PROGRAMS OF THE GENERAL PLAN

The State "General Plan Guidelines" require the inclusion of policies and implementation programs which assist in achieving the Plan's goals. As noted in the "Guidelines", State law defines a general plan as a "statement of development policies" consisting of "a diagram or diagrams and text setting forth objectives principles, standards and plan proposals. Policies therefore serve as guidelines for future development. In order to implement the intent of policy statements, a series of programs is required. Programs must be practical and achievable.

This chapter addresses the various policies and programs necessary to implement the general plan. In many cases, policies and programs of the various elements will overlap due to the interrelationship of the elements and the need for internal consistency throughout the general plan.

#### LAND USE

Of all the elements of the General Plan, the land use element is the most commonly used. Government Code Section 65302(a) defines the land use element as follows:

"A land use element which designates the proposed general distribution and general location and extent of the uses of the land for housing, business, industry, open space, including agriculture, natural resources, recreation, and enjoyment of scenic beauty, education, public buildings and grounds, solid and liquid waste disposal facilities, and other categories of public and private uses of land. The land use element shall include a statement of the standards of population density and building intensity recommended for the various districts and other territory covered by the plan. The land use element shall also identify areas covered by the plan which are subject to flooding and shall be reviewed annually with respect to such areas."

The land use element serves as a major guide for future land development while incorporating the goals, policies and programs proposed by other general plan elements.

#### Policies

##### 1. Residential Policies

- a) Residential development shall be encouraged to take place within the framework of or contiguous to existing neighborhoods.
- b) The quality and amenities of stable residential neighborhoods shall be protected from encroachment by conflicting land uses.
- c) Desirable residential areas shall be protected and restoration of deteriorating residential areas shall be encouraged.



- d) A reasonable balance of residential densities and lot sizes shall be maintained to provide a choice of housing options.
- e) Residential development shall be discouraged in areas exhibiting natural or man-made hazards.
- f) The construction and maintenance of convenient, safe and attractive residential streets shall be promoted.
- g) Residential development shall occur in areas where adequate public services and facilities are available or can be provided at a reasonable cost.

## 2. Commercial Policies

- a) Commercial uses shall be compatible with adjacent land uses.
- b) Commercial uses shall be encouraged to locate along major or secondary highways and at major intersections.
- c) The grouping of commercial uses into compact, well-organized and easily accessible centers shall be encouraged.
- d) Revitalization of the central business district shall be promoted.
- e) Encourage low people density uses under the flight path and in the high noise impact areas generated by George A.F.B.

## 3. Industrial Policies

- a) Industrial development shall be compatible with adjacent land uses and protected from encroachment from incompatible uses.
- b) Industrial development adjacent to sensitive land uses shall be avoided.
- c) The consolidation of industrial land uses into compact efficient parks which possess adequate public facilities and access will be encouraged.
- d) Industrial developments shall have adequate offsite parking and landscaping.
- e) Industrial developments will be located where they are convenient to but not detrimental to residential and commercial areas.
- f) Encourage low people density uses under the flight path and in the high noise impact areas generated by George A.F.B.





## Programs

### 1. Land Use Map

The City will prepare an advisory land use map for inclusion in the land use element. (see Figure 10, page 4-16) The land use map will identify general land use designations. Specific uses for a parcel will depend upon adjacent land uses, availability of public services and utilities, and environmental constraints. Specific land uses will be regulated through City land use (zoning) and subdivision ordinances.

The following designations will be identified on the General Plan Land Use Element map.

- a) Residential: Residential land use designations have been separated into subdesignations based upon density and housing type.

TABLE 5  
DENSITY AND HOUSING TYPES

DESIGNATION	DENSITY DWELLING UNITS PER NET ACRE	PERMITTED USES
High Density	16-22	apartments
Medium High Density	8-16	apartments, condominium, townhouses
Medium Density	4-8	single family, duplexes, triplexes
Medium Low Density	2-4	single family
Low Density	1-2	single family
Desert Living**	less than 1	single family

- \*\* The desert living designation provides for rural residential development while serving as a land reserve for future urban growth. Parcel sizes within the desert living designation range from 1.0 DU/N.A. to 0.1 DU/N.A. This DL designation may be modified to another title.

- b) Commercial: Commercial land uses provide products and services designed to meet the day-to-day and long-term needs of residents, visitors and businesses. Commercial designations also permit multi-family residential development. Two subdesignations are provided for commercial land uses.



### General Commercial

"General Commercial" areas permit all forms of commercial land uses including retail store offices and service-oriented business designed to provide for the needs of the community.

### Neighborhood Commercial

"Neighborhood Commercial" is intended to serve the everyday needs of local residents.

- c) Industrial: Two industrial land use designations are provided for land uses involved in the manufacturing or processing of products and services associated with manufacturing.

General Manufacturing: The General Manufacturing designation permits all levels of manufacturing including intensive heavy manufacturing uses.

Light Manufacturing: The Light Manufacturing designation is intended for light manufacturing uses which are clean, non-polluting uses which are not obnoxious by reason of sound, fumes, repulsive odors, aesthetics or any other characteristic which would constitute a significant nuisance.

- d) Airport Development Park: The existing airstrip in the southwestern portion of the planning area will be developed as a community level airport with aircraft related residential, commercial and industrial uses.

- e) Other Designations: In addition to the three major land use designation discussed above, there is a need to identify the general locations of unique land uses which are an integral part of land use development. These other land use designations include the following:

Open Space: This designation identifies all lands designated as public or private open space on the Open Space and Conservation Element Map.

Parks: These designations identify public parklands as discussed in the Open Space and Conservation Elements.

Public/Quasi-Public: This designation is used to identify public and quasi-public facilities. These include government administrative center, fire stations, libraries, criminal detention facilities, major facilities for utility purveyors, and solid waste facilities. If determined to be compatible, public land uses are permitted under other land use designations.

Schools: Existing and proposed school sites are identified including their designation as elementary, intermediate and high schools.



Table 6 identifies the land use categories as shown on the Land Use Map together with the population projected by the plan.

Table 6  
Adelanto General Plan  
Land Use Categories

	<u>Acres</u>	<u>Residential Units</u>	<u>Population</u>
DL3	21,020	2,100	5,040
DL2	4,130	830	1,980
DL1	5,990	5,990	14,380
Low Residence	1,080	1,620	3,890
Medium-Low Residence	1,440	4,320	10,370
Medium Residence	120	720	1,150
Medium-High Residence	1,120	13,440	21,500
Commercial	1,100		
Industrial	7,560		
Open-Other	5,480		
Total	49,040	29,020	58,310*

\* Estimated population in the year 2005 (a 20 year horizon) is 21,660 persons (37.1% of plan saturation)

## 2. Ordinance Revisions

The City shall review and amend all City ordinances relating to land use and development for consistency with General Plan goals and policies. Ordinances to be reviewed include, but are not limited to, zoning, subdivision, fire, building, and improvement specifications.

## B. CIRCULATION

Government Code Section 65302(b) requires "A circulation element consisting of the general location and extent of existing and proposed major thorough-





fares, transportation routes, terminals, and other local public utilities and facilities, all correlated with the land use element of the plan.

Of principal concern in the Adelanto General Plan is the provision of road and highway system which will meet current and future transportation needs within and through the City and the coordination of highway and land use planning. These needs shall be met by the following policies and programs.

#### Policies

1. All land uses shall be served by a street and highway system which provides for the safe and efficient movement of traffic.
2. A network of major streets, designed to provide for the safe and efficient movement of through traffic and non-residential local traffic shall be provided.
3. Safe, adequate and attractively landscaped off-street parking shall be provided in all multiple residential, commercial, industrial, institutional, and public land uses.
4. The use of alternative transportation modes including mass transit, bicycles, and pedestrian modes shall be encouraged.
5. The number of intersections between local and major roads shall be kept to a minimum. The number of driveways along major roads shall be kept to a minimum.
6. Whenever possible, vehicular traffic and pedestrian traffic shall be separated.
7. The development of rail transportation facilities to serve industrial areas shall be encouraged.
8. The development of airport facilities to provide community service to the Adelanto area.
9. Local Streets shall be spaced a minimum of 330 feet apart. Blocks shall be a minimum of 660 feet in length.
10. The development of park and ride facilities at or near major access points to the freeway.

#### Programs

##### 1. Circulation Element Map

The City of Adelanto will adopt as part of the General Plan, a map which identifies all major transportation routes necessary to serve the current and projected future transportation needs of the City. (see Figure 11, page 4-17) The General Plan Circulation Element Map will identify the following designations.



- a. Expressway: An expressway is a highway designed to carry high volumes of through traffic. Access to abutting property is restricted. Intersections with other streets and highways are limited to one-half mile intervals. Frontage roads for local traffic use should be provided and encouraged. Right of way width is variable.
- b. Major Highway: A major highway is a highway intended to serve through traffic and as primary access to major urban land uses. Intersections with other streets and highways are limited to approximately one eighth mile intervals. Driveways are kept to a minimum. Minimum right of way width is 100 feet.
- c. Secondary Highway: A secondary highway is intended to serve major residential areas and secondary commercial and industrial uses, as well as through traffic. Intersections with other streets should be limited to 660-foot intervals, but not less than 330 foot intervals. Driveways are kept to a minimum. Minimum right of way width is eighty feet.
- d. Community Airport: An airport designed to meet the air traffic needs to the expanding Adelanto area.

## 2. Right-of-Way Acquisition and Improvements

In order to achieve the goals of the General Plan, all new land developments will be reviewed for adequate access and road improvements. Onsite right of way dedications and street improvements will be made by developers as determined necessary based upon the Circulation Element Map and highway design standards. Offsite dedications and street improvements will be required as determined necessary by the city to provide safe legal access to a project site. All road dedications shall relate to the overall existing and proposed street systems in the immediate area surrounding a proposed development.

An airport master plan should be developed, identifying land area needed, and establishing a method of financing to acquire land and construct facilities.





### C. OPEN SPACE AND CONSERVATION

The Open Space and Conservation Elements of the General Plan complement one another and are often combined. The Open Space Element is defined under Government Code Section 65560 which states "(a) local open space plan is the open space element of a County or City general plan adopted by the Board or Council, either as the local open space plan or as the interim local open space plan adopted per Section 65563. (b) open space land is any parcel or area of land or water which is essentially unimproved and devoted to an open-space use as defined in this section, and which is designated on a local, regional and state open space plan as any of the following: (1) Open space for the preservation of natural resources; (2) Open space used for the managed production of resources; (3) Open space for outdoor recreation; (4) Open space for public health and safety". Under Government Code Section 65302 (d), a General Plan must include "a conservation element for the conservation, development and utilization of natural resources including water and its hydraulic force, soils, rivers and other waters, harbors, fisheries, wildlife, minerals and other natural resources."

#### Open Space Policies

1. Areas subject to flooding, fire hazard, erosion, earth slippage or other significant environmental hazards shall be evaluated for inclusion into the open space system.
2. The preservation of open space within urban areas will be encouraged.
3. Developments within flood plains and designated flood hazard zones as shown on Federal Insurance Rate Maps shall be strictly controlled. Major flood hazard areas which are not provided with adequate flood control facilities will be retained as open space.
4. Recreational uses of designated open space areas shall be encouraged if it is determined that the recreational use is compatible with the open space area and its environmental constraints.
5. Designated open space lands shall be protected from adjacent incompatible land uses and wisely managed.
6. The productive use of private open space areas shall be promoted.

#### Conservation Policies

1. The efficient and environmentally sound use of natural resources including soil, water, vegetation, air, wildlife, and mineral resources shall be encouraged.
2. Good water quality shall be maintained through sound conservation and regulation practices.
3. Soil erosion shall be controlled through grading regulations and erosion control practices.



## Programs

### 1. Open Space and Conservation Map

As part of the General Plan, a map has been prepared which designates open space and conservation areas. (see Figure 12, page 4-18) Specific open space designations include the following:

- a. Parks: Public parks will be retained as open space for passive and active recreational uses.
- b. Floodplain: The sphere of influence of the City of Adelanto extends northeasterly to the Mojave River. The designated flood hazard area of the Mojave River will be retained as open space. Limited recreational uses are permitted within this area. Public facilities for domestic water systems are also permitted.
- c. Scenic Mountain: Areas of the Shadow Mountains shall be retained as open space to protect their scenic value. Limited recreational uses are permitted within these areas.
- d. Utility Easements: A series of major high voltage transmission lines cross the City of Adelanto and its Sphere of Influence. Urban development near transmission towers is prohibited due to general public safety hazards associated with the transmission system. Therefore, all major transmission line rights of way will be retained as open space. Permitted uses within these areas include parking, recreation, agriculture, and facilities necessary for the operation and maintenance of the transmission system.
- e. Flood Management Facilities: A flood control program has been included within the General Plan. The program will involve the construction of system of dikes and detention basins.

### 2. Development Review

All land development projects shall be reviewed for consistency with the Open Space and Conservation Element policies and map. Development projects shall consider the incorporation of private open space areas which will provide recreational opportunities and aesthetics while protecting environmental resources and hazardous areas within project boundaries.

### 3. Government Cooperation and Financing

The City of Adelanto will work with other government agencies and public utilities to acquire, protect and maintain the open space system. Principle participants will be the City of Adelanto, San Bernardino County, State of California and the federal government. The city will seek financial assistance from appropriate agencies at each level of government to acquire necessary open space lands and to provide for their continued maintenance.



#### D. NOISE

The provisions of a noise element are outlined in Government Code Section 65302(f) and read in part.

A noise element which shall identify and appraise noise problems in the community. The noise element shall recognize the guidelines established by the Office of Noise Control in the State Department of Health Services and shall analyze and quantify, to the extent practicable, as determined by the legislative body, current and projected noise levels for all of the following sources:

- (1) Highways and freeways
- (2) Primary arterials and major local streets
- (3) Passenger and freight on-line railroad operations and ground rapid transit systems
- (4) Commercial, general aviation, heliport, helistop, and military airport operations, aircraft overflights, jet engine test stands, and all other ground facilities and maintenance functions related to airport operation
- (5) Local industrial plants, including, but not limited to, railroad classification yards
- (6) Other ground stationary noise sources identified by local agencies as contributing to the community noise environment"

#### Policies

1. Noise sensitive land uses will be protected from high noise levels.
2. Public or private noise tolerant land uses will be encouraged in high noise areas.
3. Noise sensitive land uses such as schools, hospitals, retirement homes along major highway transportation routes will be provided with adequate noise buffers to reduce noise to within tolerable limits.
4. Future land uses will be reviewed utilizing the George Air Force Base Air Installation Compatible Use Zone (AICUZ) data together with all other planning data.





## Programs

### 1. Accoustical Data Review

Up to date available information shall be considered during each project development permit review and shall include but not be limited to the most recent George Air Force Base "Air Installation Compatible Use Zone" (AICUZ) study.

### 2. Ordinance Revisions

The zoning ordinance will be revised to incorporate standards for onsite noise generation for specific land uses.

### 3. Development Review

All new development proposals shall be reviewed for possible noise impacts which may be created by the proposed use or impacts to the proposed use from offsite sources (e.g. airports, highways). Appropriate mitigation measures will be incorporated into the conditions of approval, including the provisions of the California Administrative Code, Title 25, Noise Insulation Standards.



## E. SAFETY

Government Code Section 65302 (f) states:

"A safety element for the protection of the Community from any unreasonable risks associated with the effects of seismically induced surface rupture, ground shaking, ground failure, tsunamis, seiche, and dam failure; slope instability leading to mudslides and landslides, subsidence and other geologic hazards known to the legislative body; flooding; and wildland and urban fires. The safety element shall include mapping of known seismic and other geologic hazards. It shall also address evacuation routes, peak load water supply requirements, and minimum road widths and clearances around structures, as those items related to identified fire and geologic hazards."

As is common throughout Southern California, the City of Adelanto is subject to a wide range of natural and man-made hazards. Wildfires are common throughout the desert region and the general vicinity of Adelanto has had a history of such fires which require quick control to avoid disaster.

The general vicinity of Adelanto is also subject to flood hazards due to the general terrain and drainage areas. Ruptures of the California Aqueduct resulting from seismic events or blockages also contribute to possible flood hazards.

Seismic hazards are common throughout California. Although no major faults are located in close proximity to the City of Adelanto, major regional events could cause local damage. As a result, careful consideration must be given to safety and seismic safety issues during long range planning processes. Land uses must be regulated and facilities provided which will reduce the potential for loss of life and property damage.

### Policies

1. Adequate police and fire protection services which are designed to meet current and future needs shall be developed and maintained.
2. A comprehensive flood control program shall be developed which will reduce the risk and damage by flood hazards.
3. Urban development on or near known seismic hazards will be avoided.
4. Development of structures on or near identified active faults shall be discouraged.
5. The ultimate development of land shall be consistent with its potential for seismic and related hazards.





## Programs

### 1. Master Flood Control Plan

The City shall prepare a Master Flood Control Plan which will evaluate the current area drainage system. The plan will propose a comprehensive flood control system which is designed to protect currently developed lands and those lands proposed for future development. The Flood Insurance Rate Maps administered by the Federal Emergency Management Agency shall be incorporated into this plan. The planned facilities will be phased for short, medium and long-term planning periods.

### 2. Development Review

Review of all proposed projects shall incorporate an evaluation of project consistency with the policies and plans of the Safety and Seismic Safety Elements of the General Plan

- a. Flood Control: Development review shall evaluate consistency with the Master Flood Control Plan. Projects shall incorporate planned flood control facilities into their design. Flood control improvements and/or in lieu fees may be required as conditions of approval.
- b. Fire Protection: Fire response times shall be evaluated as part of the City development review process. If acceptable response times are not available methods of providing improved onsite fire protection shall be incorporated into project design and conditions of approval.
- c. Seismic Hazards: Development projects shall be reviewed for proximity to seismic hazards. Projects shall be designed to withstand or reduce losses from recognized seismic hazards in accordance to the seismic standards of the Uniform Building Code.
- d. Aircraft accident potential zones - Projects shall be reviewed to encourage low density and low intensity uses within hazard areas.

### 3. Agency Coordination

The City will closely coordinate all public services and facilities planning programs and provision of services with similar federal, state and local agencies. Cooperative agreements for the provision of fire protection services will be prepared and maintained with near by California Division of Forestry, local City fire departments, and George Air Force Base. The City will coordinate flood control planning and development programs with the San Bernardino County Flood Control District.



## F. PUBLIC SERVICES AND FACILITIES

Although, not a mandatory element to the General Plan, a public services and facilities element is included in the City of Adelanto General Plan. The provision and expansion of public services and facilities is an integral part of community growth. In most cases, the availability of public services (e.g. water, sewer, utilities, schools) regulate the intensity and timing of land development. The efficient and orderly expansion and extension of public services and facilities will therefore assist in the orderly and economic growth of the community.

### Policies

1. The extension of public services and facilities will be coordinated with planned urban development.
2. A sufficient and high quality water supply and distribution system shall be provided to meet current and future domestic and commercial requirements.
3. The connection of urban land uses to community water and sewer systems.
4. The development of a water system which provides for urban fire protection.
5. Connection of urban land uses to a community sewage collection and treatment system shall be required whenever possible.
6. On site sewage disposal shall be permitted based upon development densities and subject to the guidelines and requirements of local public health agencies and water quality control authorities.
7. Adequate solid waste collection and disposal services shall be provided.
8. Public services and facilities shall be located, operated, and maintained in a manner that will provide efficient service and will not degrade the environment.
9. Whenever feasible, utility services shall be consolidated into a single right-of-way.
10. The City shall encourage the development of educational facilities which meet current and future educational needs.
11. The City shall encourage educational facilities to be developed prior to or concurrent with urban expansion.
12. The use of alternative methods for financing educational facility construction shall be prompted.
13. Educational facility planning shall be coordinated with recreational planning to provide economical joint use facilities whenever possible.



14. Educational facilities shall be protected from incompatible land uses.

## Programs

### 1. Master Water and Sewer Plan

The City of Adelanto will prepare a master water and sewer facilities plan for the incorporated City and its sphere of influence. The Plan will include an evaluation of current and future domestic water and sewer needs. The water facilities plan will project current and future water needs. It will identify available water sources and propose a system of water transmission lines, storage facilities and auxiliary facilities necessary for the pervyence of domestic water. The plan shall include a short-term and long-term implementation program.

The sewerage plan will identify existing and future domestic sewer needs. Based upon these identified needs a system of collection lines; treatment facilities and auxiliary facilities shall be proposed for short-term and long-term planning periods.

### 2. Development Review

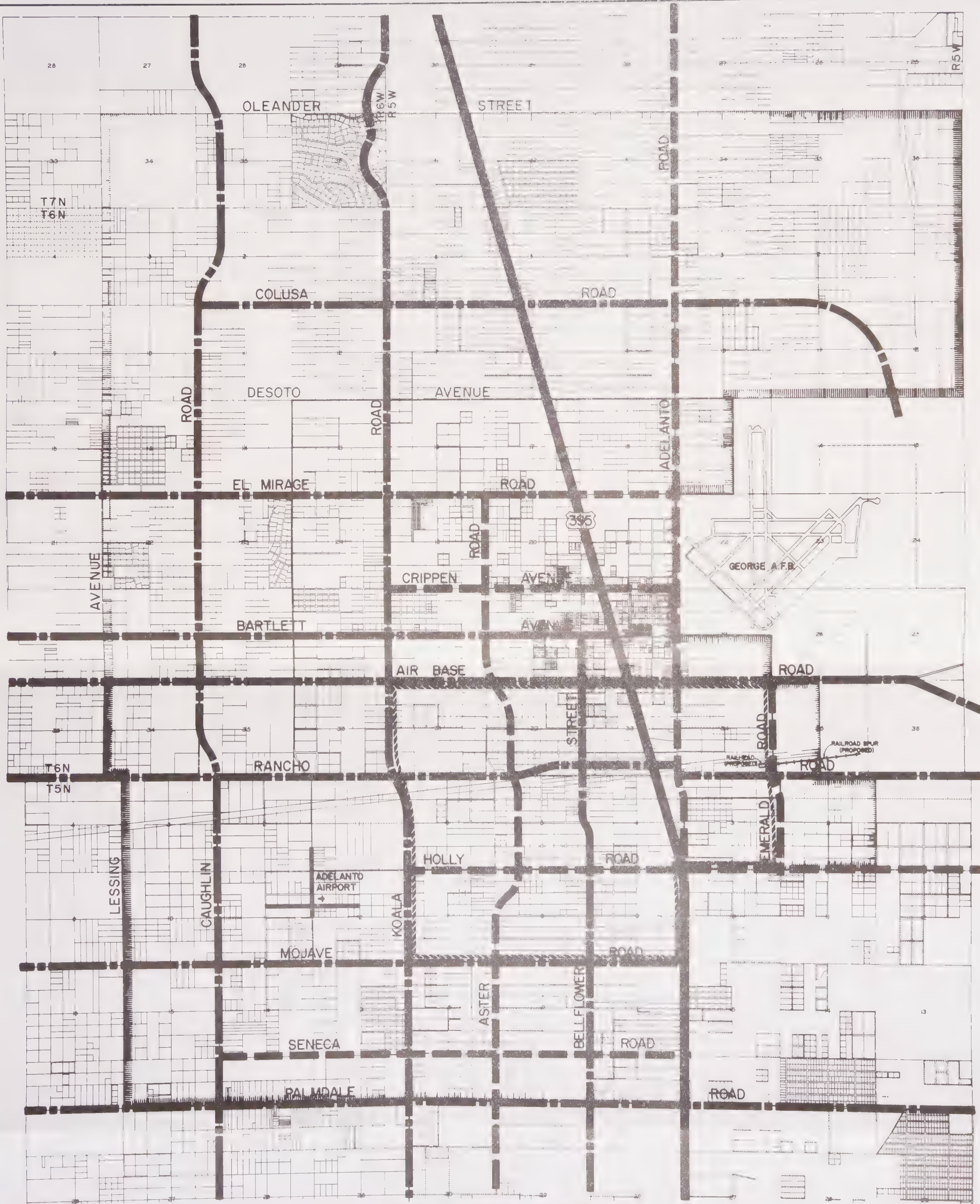
All land development projects shall be reviewed for consistency with the Master Water and Sewer Plan and the policies of the Public Services and Facilities Element. Development projects shall be consistent with the master plan. Projects shall incorporate the facilities as described in the master plan. Master planned facilities or in lieu fees may be required as part of the conditions of approval for a development project.

### 3. Agency Coordination

The City will coordinate its water and sewer planning with affected agencies. These include: Lahontan Regional Water Quality Control Board, Mojave Water Agency, Victor Valley Wastewater Treatment Authority and George Air Force Base.







# CITY OF ADELANTO GENERAL PLAN CIRCULATION ELEMENT



- FREEWAY
- MAJOR THOROUGHFARE
- SECONDARY HIGHWAY
- GENERAL PLAN BOUNDARY
- BICYCLE PATH
- COMMUNITY AIRPORT

FIGURE 11







# **CITY OF ADELANTO GENERAL PLAN** OPEN SPACE AND CONSERVATION ELEMENT

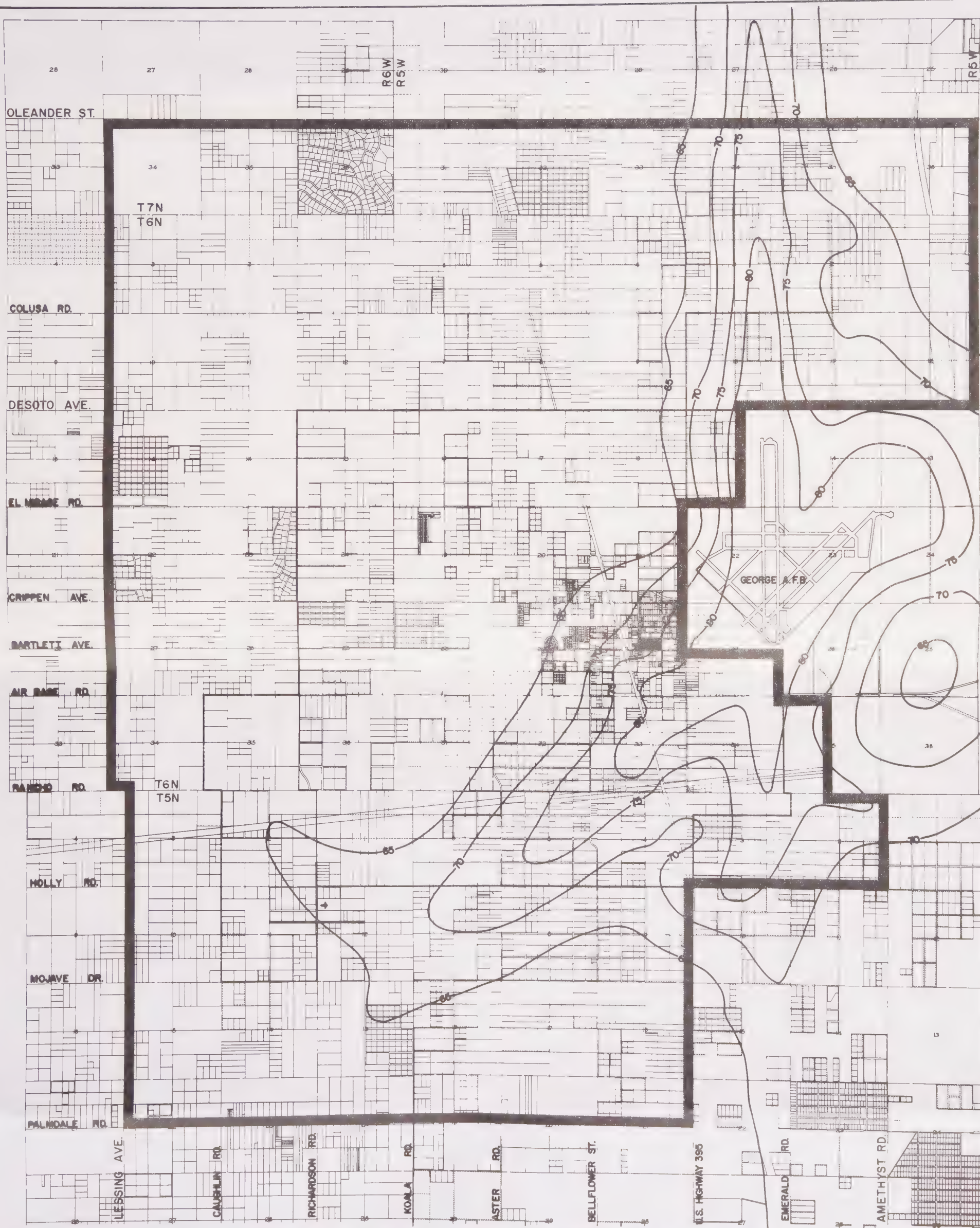


- PERMANENT OPEN
- FLOOD CONTROL FACILITIES
- PARKS & PLAYGROUNDS
- PUBLIC UTILITY RIGHT-OF-WAY

Amendment No.	Date







# **CITY OF ADELANTO GENERAL PLAN** **NOISE ELEMENT**



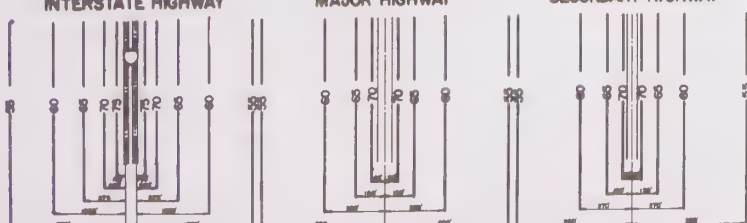
## **TYPICAL NOISE CONTOURS** IN DECIBELS

INTERSTATE HIGHWAY

MAJOR HIGHWAY

SECONDARY HIGHWAY

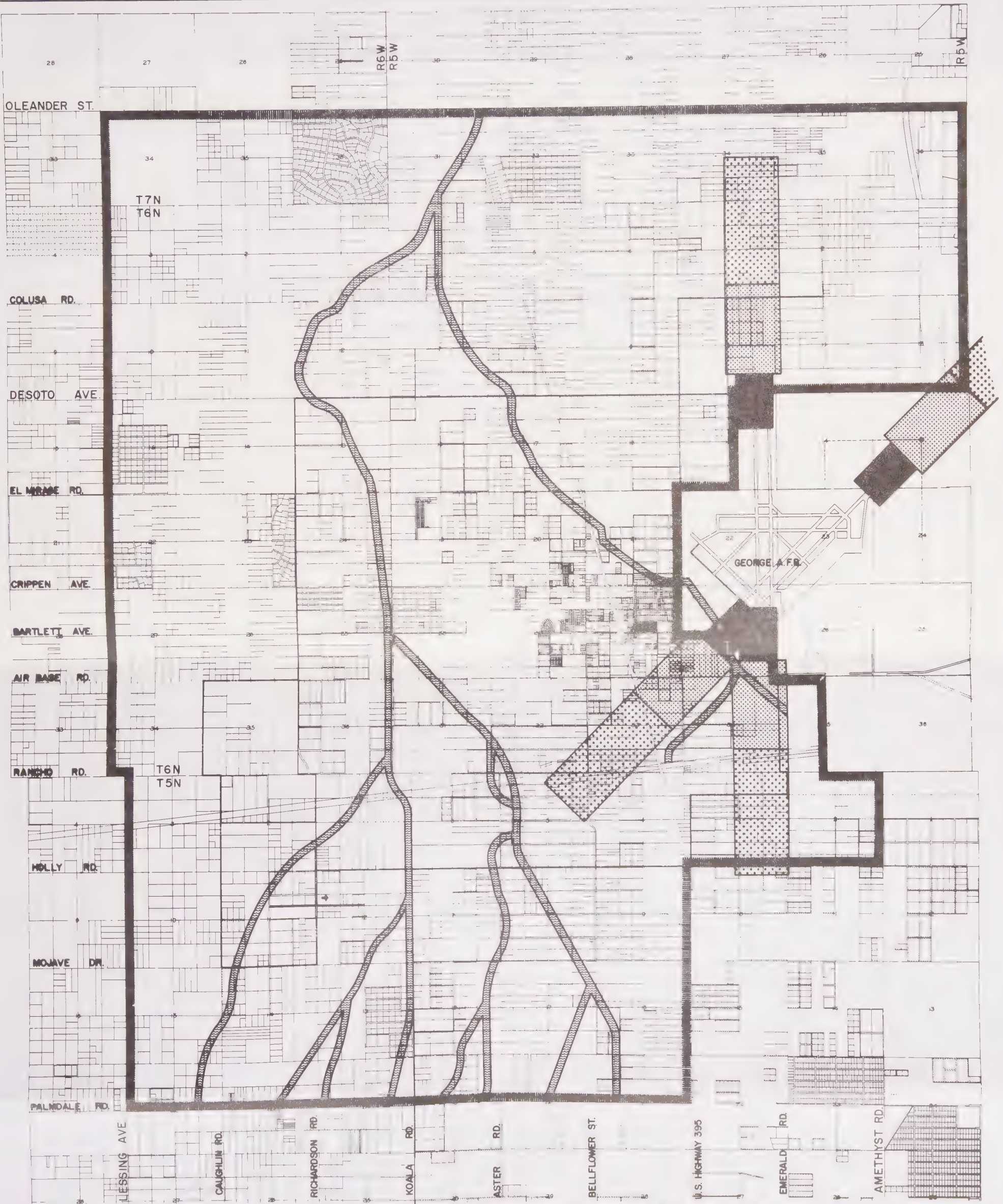
**GENERAL PLAN BOUNDARY**



Amendment No.	Date











# CITY OF ADELANTO GENERAL PLAN SAFETY ELEMENT



-  CZ
-  APZ - I
-  APZ - II
-  FLOOD HAZARD PROTECTION

Amendment No.	Date

FIGURE 14









## APPENDIX





## Appendix A

### WASTEWATER COLLECTION SYSTEM

This section provides an overview of the proposed sewage collection system for the core area of the City as shown on Figure 9. The average densities shown by the Land Use Element of the Adelanto General Plan were used as a basis of projecting wastewater flows. The pipeline sizing was done using topography from U.S.G.S. 7.5 minute series (1" = 2000') Adelanto Quadrangle map with contour intervals of ten (10) feet.

The criteria used for average daily flows (ADF) are as follows:

1) Residential, 85 gallons per day per capita (GPCD); Commercial, 2,000 gallons per day (GPD) per gross acre; Manufacturing, 1,000 GPD per gross acre. The average residential household (dwelling unit, DU) is expected to range from an average of 1.6 persons in high density zones to 2.5 persons in the low density zones. An overall average of 2.4 persons per DU is used in the flow projections providing an ADF of 200 GPD/DU.

Low density and desert living zones which will have two (2) or less DU's/Acre are assumed to be developed with onsite individual wastewater disposal systems and will not contribute flows to the proposed sewer system. Flows projected from the remaining zones are as follows:

	<u>DU's/Gross Acre</u>	<u>GPD/Gross Acre</u>
Medium High Density	12	2400
Medium Density	6	1200
Medium Low Density	3	600
Commercial	-	2000
Manufacturing	-	1000

The "manufacturing" zone on the west side of Highway 395 includes the Intermountain Power Agencies Converter Station and is assumed to develop with other energy related industries generating very little wastewater per acre; thus not needing community sewer service.

The sewer mains are desinged for ultimate development of the service area since the period of design life is at least forty to fifty years. Pipes eight (8) inches and smaller in diameter are designed to flow at no greater than  $\frac{1}{2}$  depth full when flowing at the design maximum rate and calculated by the Manning formula with a roughness coefficient, "n", of 0.013. Pipes ten (10) inches and over in diameter are designed to flow no more than  $\frac{3}{4}$  depth full at design maximum flow rate.

The following peaking factors are applied to the average flows to determine the design maximum flow rate.



<u>ADF</u> <u>Million Gallons per Day (MGD)</u>	<u>Peak Factor</u>
0.1 to 0.01	4.0
0.05	3.4
0.10	3.2
0.20	3.0
0.30	2.8
0.50	2.7
0.80	2.6
1.00	2.5
1.50	2.4
2.50	2.3
4.00	2.2

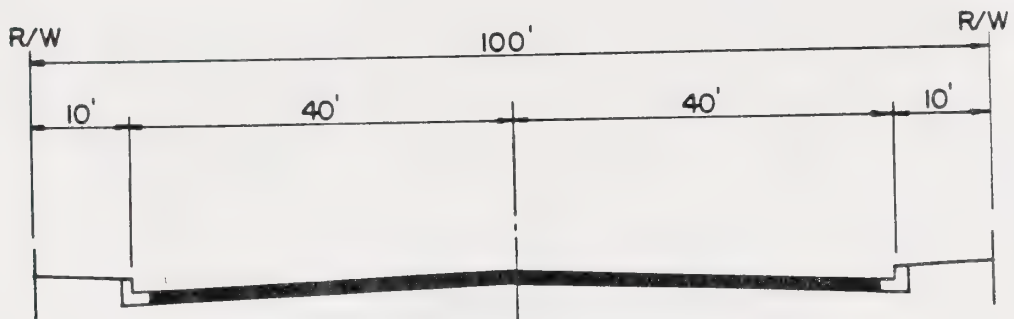
The sewer mains shown will provide for the ultimate development of the City's core area. Additional eight (8) and ten (10) inch sewers will be added to fill in the network of presently undeveloped areas as growth occurs. The northernmost east west sewer line on Auburn Avenue on the west side of Highway 395 generally defines the lower limits that can be developed by gravity only. Development north of that line will require pumping to the Victor Valley Wastewater Reclamation Authority (VWVRA) interceptor or the City's Auburn Avenue sewer line. From there to the VWVRA regional treatment the sewage is conveyed in the VWVRA's Adelanto Interceptor having a full capacity of approximately 1.6 million gallons per day (MGD).

The Adelanto Interceptor has a total length of almost six miles including a 3,300 foot branch of ten (10) inch on Jonathan Street, serving the City east of Highway 395. The Jonathan Street branch will handle an equivalent population of almost 4,000. The total capacity of the existing fifteen (15) inch interceptor is from an equivalent population of 7,300. Based on projected population, the fifteen (15) inch interceptor will be full by the end of 1991 and more than four (4) miles of new interceptor must be constructed. Almost one mile of ten (10) inch interceptor approaching the treatment plant has, because of steeper grades, sufficient capacity to serve an equivalent population of over 12,000 expected to be reached by 1997.

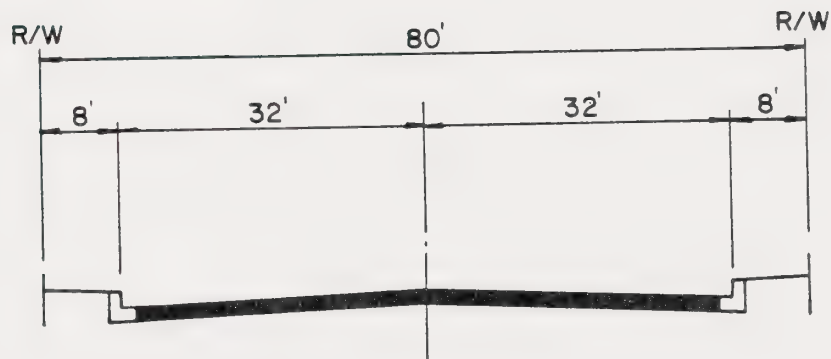




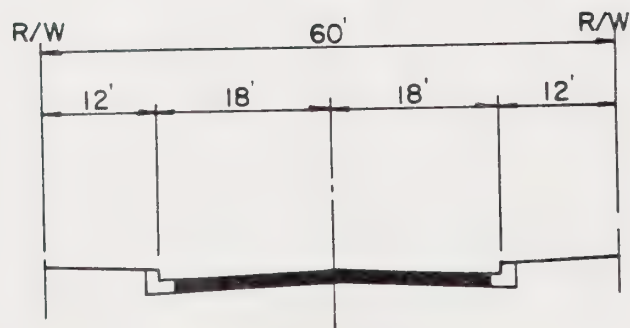
# TYPICAL ROAD CROSS-SECTIONS



MAJOR HIGHWAY



SECONDARY HIGHWAY



LOCAL STREET

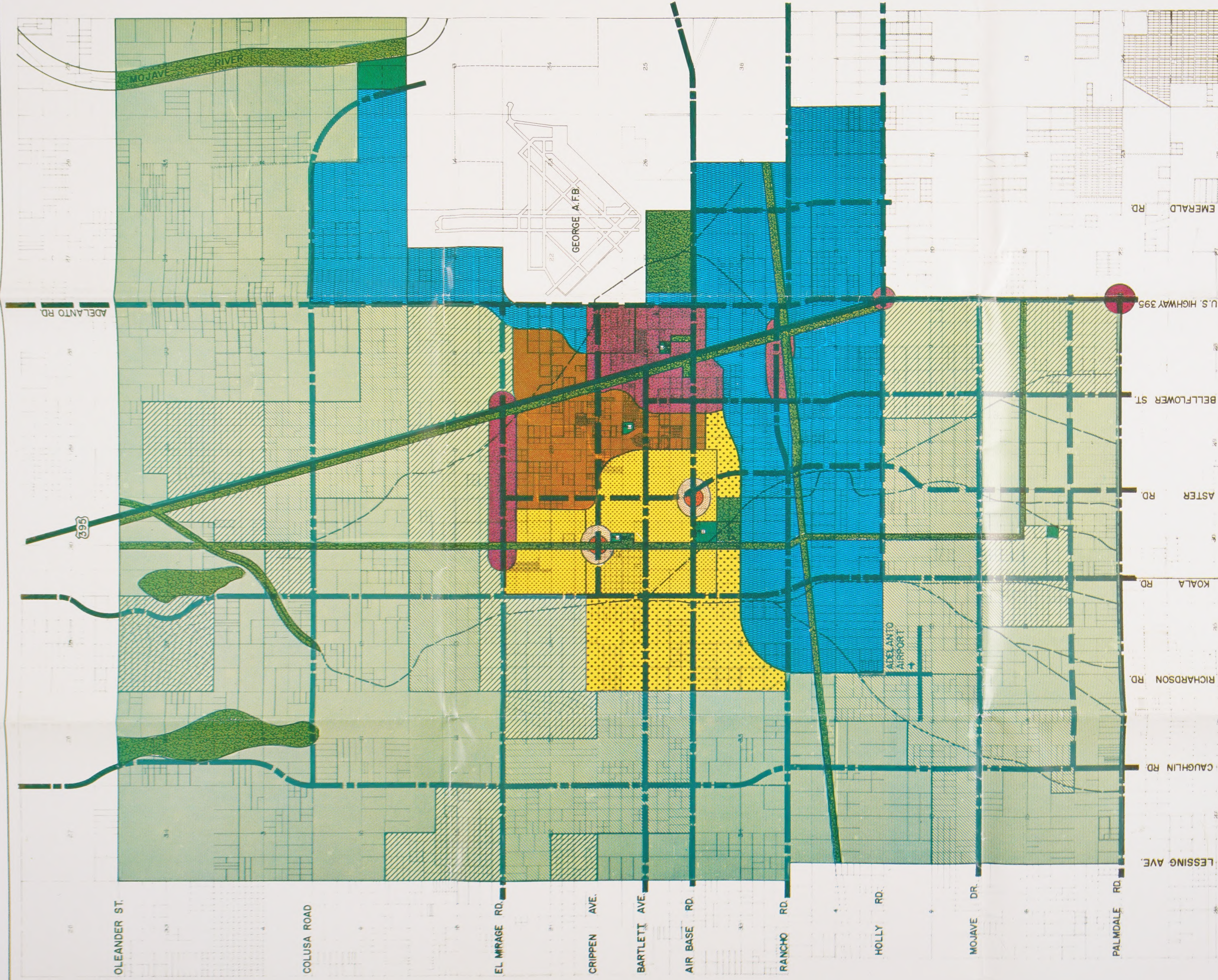


CHAPTER V  
ENVIRONMENTAL IMPACT REPORT

Note: This chapter is bound under separate cover.





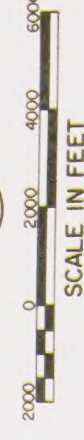


# CITY OF ADELANTO GENERAL PLAN

## LAND USE ELEMENT

- |                        |                    |                         |
|------------------------|--------------------|-------------------------|
| HIGH DENSITY RES.      | LOW DENSITY RES.   | NEIGHBORHOOD COMMERCIAL |
| MED. HIGH DENSITY RES. | DESERT LIVING - 1  | GENERAL COMMERCIAL      |
| MEDIUM DENSITY RES.    | DESERT LIVING - 2  | LIGHT MANUFACTURING     |
| MED. LOW DENSITY RES.  | DESERT LIVING - 3  | GENERAL MANUFACTURING   |
|                        | MAJOR THOROUGHFARE | SECONDARY HIGHWAY       |
|                        | FREEWAY            |                         |

- |                       |                   |                                  |
|-----------------------|-------------------|----------------------------------|
| OPEN SPACE            | SCHOOLS           | PARKS, Community or Neighborhood |
| PUBLIC / QUASI-PUBLIC | COMMUNITY AIRPORT |                                  |



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